INSTRUMENT PREPARED BY (based upon information from parties; no title search completed and may not be relied upon as opinion of title or for any other purpose):

David A. Bates, Esq.
Keaton A. Rye, Esq.
P.O. Box 1849
5226 Main Street, Suite C-4
Spring Hill, Tennessee 37174

BILL GARRETT, Davidson County
Trans:T20170014546 DEEDQC
Recvd: 02/17/17 11:56 2 pgs
Fees:12.00 Taxes:0.00
20170217-0016576

QUITCLAIM DEED

Grantor: **Mary A. Wells** (referred to herein as "Grantor," which expression shall include heirs, assigns and personal representatives.)

Grantee: **Catherine Annette Sakarapanee** (referred to herein as "Grantee," which expression shall include heirs, assigns and personal representatives.)

Property: Being the same property described in the instrument recorded on February 1, 2017 at **20170201-0010886** of the records of the Register's Office of Davidson Co. Tennessee, which more particularly describes the same as: Land in Davidson County, Tennessee, being Lot No. 28 on the map of the Subdivision of certain lots in Oak Hill Subdivision No.1 as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee. Said Lot No. 28 fronts 85 feet on the east side of Cadillac Avenue and runs back between parallel lines 300 feet to a dead line.

Included in this conveyance is any and all rights that the Grantor may have in said Property, including but not limited to her previous rights granted to her by instrument recorded at Book 8190, Pages 318-320 of the Register's Office of Davidson County.
Source of title 20170201-0010886
(The above described property is referred to herein as "Property").

Tax Parcel: **Davidson Co. Tax Map 132-9, Parcel 92**
(included for reference only, and does not constitute a description of the Property)

Address: The address of the Property is at or about: **4410 Cadillac Avenue, Nashville, TN 37204**
(included for reference only, and does not constitute a description of the Property)

New owner ↓
Future
Tax Address: **Catherine Annette Sakarapanee**
98 Oceola Av.
Nashville, TN 37209

WITNESSETH:

For the consideration of the sum of ONE DOLLAR ($1.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor does hereby quitclaim, deed, convey and deliver all rights or interests that the Grantor may have in the Property, if any, to the Grantee.

No warranty of title is conveyed or implied, which is hereby expressly disclaimed. The Property is subject to any and all restrictions, easements or encumbrances, if any, that may affect the Property.

IN WITNESS THEREOF, this instrument is hereby executed and conveyed as stated herein by the Grantor on the 15th day of Feb., 2017.

Grantor:

Mary A. Wells
Mary A. Wells

Acknowledgement

STATE OF TENNESSEE)
COUNTY OF MAURY)
(NOTARY AT LARGE))

On this 15th day of February, 2017, Mary A. Wells appears before me, the undersigned notary public, who are personally known by me (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of February, 2017.

Crystal Bates
Notary Public
My commission expires: 6/20/2020

CRYSTAL BATES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Transfer Oath

As required by Tenn. Code Ann. § 67-4-409, the Grantee hereby states under oath that the actual consideration given for this quitclaim conveyance is $0.00.

Grantee:

Catherine Annette Sakarapanee
Catherine Annette Sakarapanee

STATE OF TENNESSEE)
COUNTY OF MAURY)
(NOTARY AT LARGE))

Sworn and subscribed before me, the undersigned, on this the 17th day of February, 2017.

Notary Public
My Commission Expires: July 24, 2017

JONATHAN L. VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON
My Comm. Expires July 24, 2019